CITY OF CHICAGO ZONING BOARD OF APPEALS PUBLIC HEARING

FRIDAY- September 18, 2009 121 N. LaSalle Street Room 200 9:00 AM

321-09-A ZONING DISTRICT:B3-1

WARD:23

WARD:10

APPLICANT: Mirna Rivera

OWNER: Sa

Same

PREMISES AFFECTED: 4358 W. 51st Street

SUBJECT: A proposed tavern on the first floor and basement.

322-09-S ZONING DISTRICT:B1-2

APPLICANT: La Causa Community Committee

OWNER: Maricela Rivera

PREMISES AFFECTED: 8816 S. Commercial Avenue

SUBJECT: A proposed community center.

323-09-A ZONING DISTRICT: RM-5 WARD:43

APPLICANT: Mohawk 2054 LLC

OWNER:

Same

PREMISES AFFECTED: 2054 N. Mohawk

SUBJECT: To allow the subdivision of a proposed zoning lot in order to construct a proposed 4 story single family residence. The rear 25.36' of the rear of lot 3 was sold and now contains a garage which blocks alley access and parking for the new house.

324-09-Z ZONING DISTRICT: RM-5 WARD:43

APPLICANT: Mohawk 2054 LLC

OWNER:

Same

PREMISES AFFECTED: 2054 N. Mohawk Street

SUBJECT: To waive one required parking space for a proposed single family residence. The parking may be exempt because alley access has been denied. Parking may be accessed from the street as voluntary.

325-09-Z ZONING DISTRICT: RT-4 WARD:43

APPLICANT: Adam & Jennifer Velarde

OWNER: Sa

Same

PREMISES AFFECTED: 1945 N. Dayton

SUBJECT: A proposed 2 story rear addition whose rear yard shall be 22'-4" instead of 35', to add 291 square feet which is more than 15% of the area which existed 50 years prior to the date of this ordinance.

326-09-Z ZONING DISTRICT: RM-6 WARD:43

APPLICANT: Richard and Margery Feitler

OWNER: Richard & Margery Feitler, Kevin & Susan Rodgers

PREMISES AFFECTED: 2120-22 N. Hudson

SUBJECT: A proposed two story rear addition (463 square feet) to an existing 2 dwelling unit

building whose rear yard setback shall be 13' instead of 40.79'.

327-09-A ZONING DISTRICT: RS-3 WARD:26

APPLICANT: Pedro Roman

OWNER: Same

PREMISES AFFECTED: 3231-33 W. Evergreen Avenue

SUBJECT: To allow the establishment of a 10 dwelling unit building.

328-09-Z ZONING DISTRICT: RS-3 WARD:26

APPLICANT: Pedro Roman

OWNER: Same

PREMISES AFFECTED: 3231-33 W. Evergreen Avenue

SUBJECT: A proposed 3 story enclosed porch whose west side shall be zero instead of 3' and to increase the existing area by not more than 15% (375 square feet) of the floor area existing 50 years prior to the date of the ordinance.

329-09-A ZONING DISTRICT: RS-3 WARD:43

APPLICANT: Adam Oris **OWNER:** Same

PREMISES AFFECTED: 2106 W. Huron Street

SUBJECT: To allow the expansion of a rear one dwelling unit building. There is a 2 dwelling unit front building on this property.

330-09-S ZONING DISTRICT:B3-2 WARD:1

APPLICANT: Top MD Construction Inc.

OWNER: Same

PREMISES AFFECTED: 1041 N. Damen

SUBJECT: Proposed living space below the second floor (1st floor units duplexed into the

basement) in a 6 dwelling unit building.

331-09-A ZONING DISTRICT: RT-4 WARD:1

APPLICANT: Jim Burlinski

OWNER: Same

PREMISES AFFECTED: 1243 N. Greenview

SUBJECT: To allow a 5 dwelling unit building in the front building with a proposed 4th story

stairwell dormer and to exceed the height limit to 45' for this dormer.

332-09-A ZONING DISTRICT: RS-1 WARD:36

APPLICANT: Steve Manfreda

OWNER: Same

PREMISES AFFECTED: 1714 N. Nordica

SUBJECT: to allow an accessory building to be 18'-1' instead of 15'. The height limitation for an

accessory building (garage) is 15'.

333-09-Z ZONING DISTRICT: RS-1 WARD:36

APPLICANT: Steve Manfreda

OWNER:

Same

PREMISES AFFECTED: 1714 N. Nordica

SUBJECT: A proposed 2 story rear addition to an existing single family residence whose north side yard shall be 1.24', south side yard shall be 2.98' instead of 12 and' to reduce the rear yard to zero instead of 50'.

334-09-S ZONING DISTRICT:B3-3 WARD:43

APPLICANT: Robert Bialkowski

OWNER: Wrightwood Condominium LLC PREMISES AFFECTED: 2620 N. Halsted

SUBJECT: A proposed liquor store with packaged goods.

335-09-A ZONING DISTRICT:RT4 WARD:50

APPLICANT: Archdiocese of Chicago

OWNER: Same

PREMISES AFFECTED: 6335 N. Hoyne

SUBJECT: To allow the subdivision of one improved zoning lot, containing a church, school,

and a parking lot, into three new zoning lots.

336-09-Z ZONING DISTRICT: RT-4 WARD:50

APPLICANT: Archdiocese of Chicago

OWNER: Same

PREMISES AFFECTED: 6335 N. Hoyne

SUBJECT: To allow the subdivision of one improved zoning lot, the church and the school lot

shall have a south side yard of zero instead of 5'.

337-09-Z ZONING DISTRICT: RT-4 WARD:12

APPLICANT: David Carmona

OWNER: Same

PREMISES AFFECTED: 2830 W. 25th Street:

SUBJECT: To construct a 3 story 2 dwelling unit building whose front yard shall be 7.1' instead of 14.40', the west side yard shall be zero instead of 2' and to reduce the required side yards from 4.8' to 2.67'.

338-09-Z ZONING DISTRICT: RS-2 WARD:36

APPLICANT: Public Building Commission of Chicago

OWNER: City of Chicago

PREMISES AFFECTED: 7437-61 W. Cornelia; 3451-61 N. Olcott; 3452-60 N. Osceola

SUBJECT: A proposed one story public library whose front set back shall be 5'0 instead of 20'

and whose rear setback shall be 1-10'.

339-09-Z ZONING DISTRICT: RS-2 WARD:36

APPLICANT: Public Building Commission of Chicago

OFFICE DATE DATE OF THE CONTROL OF T

OWNER: Public Building Commission of Chicago in trust for the Chicago Board of

Education

PREMISES AFFECTED: 3436 N. Osceola

SUBJECT: To reduce the required 24' side yard to zero in order to divide the zoning lot with

two existing buildings into two parcels.

340-09-A ZONING DISTRICT: RS-3 WARD:32

APPLICANT: 1300 Wellington, Inc. **OWNER:** Helios Lakewell, LLC

PREMISES AFFECTED: 1300 W. Wellington

SUBJECT: To allow expansion of a tavern located in an RS-3 zoning district. The applicant

wishes to expand the kitchen and place a refrigerated storage into a garage.

341-09-0-A ZONING DISTRICT:C2-2 WARD:50

APPLICANT: Stephen and Carol Napleton

OWNER: Same

PREMISES AFFECTED: 2401-11 W. Granville/ 6100-58 N. Western/ 2400-10 W. Glenlake:

SUBJECT: A proposed drug store with a drive thru facility.

342-09-Z ZONING DISTRICT: RS-3 WARD:47

APPLICANT: Bernard Shipper IV

OWNER:

Same

PREMISES AFFECTED: 3921 N. Ravenswood

SUBJECT: The reduction of 225 square feet of rear yard open space to allow for an addition to

the existing garage.

343-09-S ZONING DISTRICT:B3-2 WARD:47

APPLICANT: Rachel Jordan

OWNER:

In A Row Holdings, LLC

PREMISES AFFECTED: 2245 W. Irving Park Rd. 2nd Floor

SUBJECT: To establish a beauty salon.

2:00 P.M

344-09-S ZONING DISTRICT:B3-1 WARD:10

APPLICANT: Heartland Illinois Food Corp.

OWNER: Same

PREMISES AFFECTED: 10550 S. Avenue B

SUBJECT: To establish a fast food restaurant with a drive through facility

345-09-S ZONING DISTRICT:B1-1 WARD:13

APPLICANT: Leonard J. Gabreleski d/b/a/ Lens Barber Shop

OWNER: Standard Bank & Trust

PREMISES AFFECTED: 4638 W. 63rd Street

SUBJECT: To establish a barber shop.

346-09-Z ZONING DISTRICT:RT3.5 WARD:44

APPLICANT: Mark A. Garcia

OWNER: Same

PREMISES AFFECTED: 1246 W. Roscoe

SUBJECT: A proposed covered front porch whose front yard shall be 12' instead of 15'.

347-09-S ZONING DISTRICT:C2-3 WARD:43

APPLICANT: Wells and Scott Development Company, LLC

OWNER:

Same

PREMISES AFFECTED: 201 W. Scott

SUBJECT: To residential use below the second floor in a proposed 3 story 6 dwelling unit

building with commercial space.

348-09-Z ZONING DISTRICT:C2-3 WARD:43

APPLICANT: Wells and Scott Development Company, LLC

OWNER: Same

PREMISES AFFECTED: 201 W. Scott

SUBJECT: A proposed 3 story 6 dwelling unit and commercial building whose front yard shall be zero instead of ½ the abutting residential yard, the rear yard shall be zero instead of 30' on floors containing residential use.

349-09-Z ZONING DISTRICT: RS-3 WARD:47

APPLICANT: Larry Christian

OWNER: Same

PREMISES AFFECTED: 4108 N. Leavitt

SUBJECT: A proposed 3 story rear addition whose combined side yards shall be 4.53' (.78' on the north and 3'9" on the south) instead of 5' with neither yard less than 2' and to reduce the rear yard open space to 288 square feet instead of 450 square feet.

350-09 ZONING DISTRICT:B3-2 WARD:1

APPLICANT: 24seven Outdoor LLC

OWNER: Cosmopolitan Bank and Trust Company

PREMISES AFFECTED: 1573 N. Damen

SUBJECT: To allow an off-premise (advertising wall) sign measuring 714 sq. ft. Damen Ave at this address is a pedestrian street which would only permit a sign of 400 sq. ft. and the sign is also within 250' of an R- district which does not permit more than 100 sq. ft of signage.

351-09-S ZONING DISTRICT:B3-3 WARD:44

APPLICANT: Carbon Hair LLC

OWNER: EPC Management Inc.

PREMISES AFFECTED: 3009 N. Halsted

SUBJECT: To establish a beauty salon.

352-09-Z ZONING DISTRICT: RT-4 WARD:43

APPLICANT: Robert & Brenda Rugai

OWNER: Same

PREMISES AFFECTED: 1845 N. Bissell

SUBJECT: a proposed enclosed breezeway (passage to an existing garage) whose south side

yard shall be 1'-0 instead of 2'-0, the rear yard shall be 20' instead of 35'

353-09-S ZONING DISTRICT:C1-1 WARD:21

APPLICANT: T-Mobile Central LLC

OWNER: 87th Street Church of Christ

PREMISES AFFECTED: 1933 W. 87th Street

SUBJECT: To establish proposed wireless communication facility.

354-09-A ZONING DISTRICT: RT-4 WARD:24

APPLICANT: Joseph Vanderstrappen

OWNER: Same

PREMISES AFFECTED: 1543 S. Kedvale

SUBJECT: To allow an 8 foot solid wall (steel) fence to be established.

355-09-S ZONING DISTRICT:B1-1 WARD:13

APPLICANT: Donna Cardi d/b/a/ Three's Koman Hair Design

OWNER: Branko Sopcic

PREMISES AFFECTED: 6354 S. Pulaski **SUBJECT:** To establish a beauty salon.

356-09-S ZONING DISTRICT:M3-3 WARD:32

APPLICANT: Tennis Corporation of America d/b/a Midtown Tennis Club

OWNER: Same

PREMISES AFFECTED: 2416-76 N. Elston Avenue / 2000-50 W. Fullerton

SUBJECT: To establish a one story addition to a tennis club (Participant Sports and Recreation

facility).

WARD:32

357-09-S ZONING DISTRICT:M3-3

APPLICANT: Tennis Corporation of America d/b/a Midtown Tennis Club

OWNED. Com

OWNER: Same

PREMISES AFFECTED: 2425-55 N. Elston/ 2418-58 N. Damen

SUBJECT: To establish a 1,2 and 4 story addition to an existing tennis club (Participant Sports

and Recreation Facility).

358-09-A ZONING DISTRICT: RS-3 WARD:16

APPLICANT: Patricia and Indalecio Olvera

OWNER: Same

PREMISES AFFECTED: 6054-58 S. Troy

SUBJECT: To allow 16 dwelling units to be established and to increase the height of the

building to 38' instead of 30'.

359-09-Z ZONING DISTRICT: RS-3 WARD:16

APPLICANT: Patricia and Indalecio Olvera

OWNER: Same

PREMISES AFFECTED: 6054-58 S. Troy

SUBJECT: The enclosure of two porches whose north yard shall be zero instead of 4.67'; combined set backs shall be 4' instead of 11.69', the rear yard shall be 16.64' instead of 37.54', to exceed the floor area and reduce open space to zero instead of 3, 600 sq. ft..

360-09-S ZONING DISTRICT:C1-3/ M1-3 WARD:25

APPLICANT: Chicago Transit Authority

OWNER: City of Chicago / Illinois Department of Transportation

PREMISES AFFECTED: 136-144 W. Cermak/ 2037-51 S. Archer Avenue

SUBJECT: To establish an addition and stairs to an existing rapid transit station.361-09-S

ZONING DISTRICT:M1-1 WARD:23

APPLICANT: 5720 West 55th Street LLC

OWNER: Same

PREMISES AFFECTED: 5720 W. 55th Street

SUBJECT: To establish a non-accessory parking within a one story commercial building.

361-09-Z ZONING DISTRICT:B3-2 WARD:32

APPLICANT: Lazo's Taco **OWNER:** Eugenia Major

PREMISES AFFECTED: 2003-09 N. Western

SUBJECT: To establish a public place of amusement license within 125' of a residential zoning

district.

CONTINUANCES

96-09-A ZONING DISTRICT:B3-1 WARD: 31

APPLICANT: Agustin Alvarado

OWNER Same

PREMISES AFFECTED: 5141 W. Fullerton Avenue

SUBJECT: To increase the residential floor area (1.2) by adding residential floor area on the

3rd floor living space. The property exceeds the allowed area (222 sq. ft.).

428-08-S ZONING DISTRICT: M3-3

APPLICANT: Pullman Waste Processing, Inc.

OWNER: B & B Langley Properties, Incorporated

PREMISES AFFECTED: 10823 S. Langley Avenue

NATURE OF REQUEST: The establishment of a waste related transfer station, a re-processable

construction/demolition material station and resource recovery facility.

247-09-Z ZONING DISTRICT: RT-4 WARD: 43

APPLICANT: Middlefork Capital, LLC

OWNER: Same

PREMISES AFFECTED: 1705 N. Dayton Street

SUBJECT: To establish a proposed 3-story single family residence whose combined side

yards shall be 2', zero on the south and 2' on the north and the rear yard shall be

12' instead of 34.86'.

249-09-A ZONING DISTRICT: RS-3 WARD: 47

APPLICANT: Claudia Mosier **OWNER:** Michael Sheeby

PREMISES AFFECTED: 2543 W. Cullom Avenue

SUBJECT: Appeal from the decision of the Office of the Zoning Administrator in refusing to

allow applicant to claim to be a family community home. The Zoning

Administrative has determined the use to be a transitional residence because the

people living at the site stay until they move to independent living. The

applicant's stated goal is to move its clients from the residence and therefore is a

temporary residential living arrangement in an RS-3.

250-09-S ZONING DISTRICT: B3-2 WARD: 9

APPLICANT: Pullman Suites L.P.

OWNER Same

PREMISES AFFECTED: 15 E. 112th Place

SUBJECT: The establishment of a proposed 5-story 60 unit senior housing with required 20

parking spaces, 5 bicycle spaces and one 10' x 25' loading berth.

256-09-Z

ZONING DISTRICT: RS-3

WARD: 17

APPLICANT:

Jatin Patel

OWNER:

Same

PREMISES AFFETCED: 6701 S. Sangamon Street

SUBJECT:

To establish a proposed 3-story open porch whose combined side yards shall be

zero instead of 5.85'.

258-09-Z

ZONING DISTRICT: M1-1

WARD: 35

APPLICANT:

Denali Spectrum Operations LLC d/b/a Cricket Communications

OWNER:

Michael Goldstein, Gold Realty Group

PREMISES AFFECTED: 2814 N. California Avenue

SUBJECT:

To establish an existing monopole wireless communication facility to have a front

set back of 6.2' instead of 20' in order to allow a 10 foot addition to a 60 foot

monopole.

260-09-A

ZONING DISTRICT: RM-5

WARD: 43

APPLICANT:

William J. Barry

OWNER:

Same

PREMISES AFFECTED: 227-31 W. Menomonee Street

SUBJECT:

To allow a 4 dwelling unit building to be converted to 5 dwelling units while reducing 5 existing parking spaces to 4 parking spaces in an RM-5 District.

279-09-S

ZONING DISTRICT: B3-3

WARD: 27

APPLICANT:

Rahell Realty LLC

OWNER:

Same

PREMISES AFFECTED: 1606 W. Madison Street

SUBJECT: The establishment of a proposed fast food restaurant with drive-thru facility.

315-09-S

ZONING DISTRICT:B3-1

WARD:1

APPLICANT:

Ivette Diaz-Valdes DBA New Life New Look Hair Design

OWNER:

New Life Covenant Church

PREMISES AFFECTED: 1642 N. California

SUBJECT: To establish a proposed beauty salon.